



CITY OF CHARLESTON

# Planning Commission Agenda Package

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FOR THE MEETING OF :

**August 16, 2017** 2 George St, Charleston, SC

4:30PM - Special Meeting

5:00PM - Regular Meeting

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CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

# CITY OF CHARLESTON PLANNING COMMISSION

## SPECIAL MEETING & REGULAR MEETING OF AUGUST 16, 2017

A Special Meeting of Planning Commission will be held at **4:30 p.m., on Wednesday, August 16, 2017** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission will be held following the special meeting, but no sooner than **5:00 p.m., on Wednesday, August 16, 2017** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### SPECIAL MEETING

#### PLAN REVIEW

Review of key issues resulting from the December 2016 review of the **City of Charleston Century V 2010 Comprehensive Plan Update**. The main topic this month is transportation issues.

### REGULAR MEETING

#### REZONING

1. **2106 Mount Pleasant St (Peninsula) TMS# 4641400107** - approx. 3.22 ac. Request rezoning from Diverse Residential (DR-4 - Elderly Housing) to Upper Peninsula (UP).  
Owner: Charleston County Housing & Development Authority  
Applicant: City of Charleston

#### ORDINANCE AMENDMENT & REZONING

1. **George Griffith Blvd (Dill Tract PUD - Johns Island) TMS# 3370000162 (a portion)** – approx. 21.53 ac. Request amendment to ordinance 1996-08 (Dill Tract PUD Master Plan & Development Guidelines) by amending the permitted uses for the Dill Tract Low Density Residential District to allow not-for-profit office as a permitted use.  
Owner: First Baptist Church Foundation  
Applicant: Seamon Whiteside & Assoc. Inc.

#### SUBDIVISIONS

1. **Greenway Preserve (Mutual Drive – West Ashley) TMS# 3100600106** – 5.22 ac. 18 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).  
Owner: Catalyst Builders Inc  
Applicant: HLA, Inc.
2. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).  
Owner: Daniel Island Riverside Developers, LLC  
Applicant: Lowcountry Land Development Consultants

- 3. Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Levi Grantham, LLC  
Applicant: Seamon, Whiteside & Associates, Inc.
- 4. Parcel J-2 (Robert Daniel Drive – Daniel Island) TMS# 2750000112** – 16.32 ac. 4 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).  
Owner: Daniel Island Associates, LLC  
Applicant: Thomas & Hutton Engineering Co.
- 5. Parcel L (Parkline Avenue – Daniel Island) TMS# 2750000181** – 16.18 ac. 5 lots. Request subdivision concept plan approval. Zoned Daniel Island Business Park (DI-BP).  
Owner: The Daniel Island Company, Inc.  
Applicant: Thomas & Hutton Engineering Co.

## **ZONINGS**

- 1. 1848 Sandcroft Dr (West Ashley) TMS# 3531400216** – 0.28 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: SC Renovation Group
- 2. 2210 Weepoolow Trl (West Ashley) TMS# 3531200005** – 0.33 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Stephen J. Wenger
- 3. 2000 Indian Mound Trl (West Ashley) TMS# 3531200006** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Judy G. Markowitz Living Trust
- 4. 1622 Boone Hall Dr (West Ashley) TMS# 3531400136** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Amy Brunson

## **ORDINANCE AMENDMENT**

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-961 to clarify the definition of a site specific development plan.**

## **APPROVAL OF MINUTES**

Approval of minutes from previous meetings.

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **Preliminary & Final Plats**

1. **Watroo Point (Daniel Island) TMS# 2711101113** – 1.7 ac. 2 lots. DI-R. Preliminary subdivision plat pending approval.
2. **Pier View Street (Daniel Island) TMS# 2750000114** – 30.6 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
3. **1068 Seaside Lane (James Island) TMS# 4280800050** – 0.7 ac. 3 lots. SR-1. Preliminary subdivision plat under review.
4. **145 East Bay Street (Peninsula) TMS# 4580901008** – 0.3 ac. 3 lots. SR-5 & LB. Preliminary subdivision plat pending approval.
5. **Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.7 ac. 3 lots. DI-R. Preliminary subdivision plat pending approval.
6. **Rivers Point Townhomes (Rivers Point Row – James Island) TMS# 4250700179** – 1.3 ac. 16 lots. GB. Final subdivision plat pending approval.
7. **The Village at Stiles Point, Phase 2 (Harbor View Road – James Island) TMS# 4260000003** – 12.2 ac. 40 lots. SR-1. Final subdivision plat pending approval.
8. **Nabors Drive (James Island) TMS# 4281600013** – 6.6 ac. 2 lots. DR-9. Preliminary subdivision plat pending approval.
9. **Oakfield, Phase 2 (Cane Slash Road – Johns Island) TMS# 2780000127** – 38.0 ac. 93 lots. PUD. Preliminary subdivision plat pending approval.
10. **The Villages In Saint Johns Woods, Phase V-1 (Saint Johns Woods Parkway – Johns Island) TMS# 2790000143** – 17.6 ac. 20 lots. PUD. Final subdivision plat pending approval.
11. **Woodbury Park, Phase 1 (Killifish Road – Johns Island) TMS# 3130000050** – 20.4 ac. 47 lots. SR-1. Final subdivision plat pending approval.
12. **Essex Farms Single Family (Essex Farms Drive – West Ashley) TMS# 3090000003** – 2.6 ac. 9 lots. LB. Preliminary subdivision plat approved.
13. **Grimball Road Extension & Donnie Lane (James Island) TMS# 4270000086** – 0.8 ac. 3 lots. SR-1. Final subdivision plat recorded.
14. **Sea Aire Cluster Development (Cooper Judge Lane – James Island) TMS# 4270900069** – 5.9 ac. 24 lots. SR-1. Final subdivision plat pending approval.
15. **Parcel S (Farr Street – Daniel Island) TMS# 2750000118 & 182** – 21.1 ac. 3 lots. DI-R. Preliminary subdivision plat approved. Final subdivision plat pending approval.
16. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Preliminary subdivision plat approved.
17. **Avenue of Oaks (5<sup>th</sup> Avenue – West Ashley) TMS# 4180600028 & 115** – 10.5 ac. 41 lots. SR-1. Preliminary subdivision plat under review.
18. **Stefan Drive Townhomes (James Island) TMS# 3430700146, 147, 148** – 0.7 ac. 8 lots. DR-12. Final subdivision plat pending approval.
19. **1991 Clements Ferry Road (Cainhoy) TMS# 2680000125** – 5.8 ac. 2 lots. PUD. Final subdivision plat pending approval.
20. **Ashley Park, Phase 5 (William E. Murray Boulevard – West Ashley) TMS# 3060000132** – 9.6 ac. 50 lots. DR-9. Final subdivision plat pending approval.
21. **Goldberg Tract (River Road- Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. RR-1 & C. Preliminary subdivision plat approved.
22. **Stonoview, Phase 3 (River Road – Johns Island) TMS# 3150000120** – 19.0 ac. 45 lots. PUD. Final subdivision plat approved.
23. **Newbury Street (James Island) TMS# 4250900066 & 067** – 1.1 ac. 3 lots. SR-1. Final subdivision plat approved.
24. **WestEdge, Phase 1 (Lockwood Drive – Peninsula) TMS# 4600000021 & 4601002004** – 4.8 ac. 2 lots. MU-2/WH. Final subdivision plat recorded.
25. **1259 Harbor View Lane (James Island) TMS# 4241100004** – 0.7 ac. 2 lots. SR-1. Final subdivision

plat recorded.

- 26. George Griffith Boulevard (James Island) TMS# 3370000162** – 62.3 ac. 2 lots. PUD. Final subdivision plat recorded.

#### **Road Construction Plans**

- 1. Woodbury Park, Phase 2 (Killifish Road – Johns Island) TMS# 3130000048** – 10.8 ac. 38 lots. SR-1. Road construction plans pending approval.
- 2. Cainhoy South (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Road construction plans under review.
- 3. The Cottages, Phase 3 (River Road – Johns Island) TMS# 3120000125** – 15.3 ac. 60 lots. PUD. Road construction plans pending approval.
- 4. Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.7 ac. 3 lots. DI-R. Road construction plans pending approval.
- 5. Stonoview, Phase 4 (River Road – Johns Island) TMS# 3450000073 & 163** – 89.7 ac. 171 lots. PUD. Road construction plans under review.
- 6. Avenue of Oaks (5<sup>th</sup> Avenue – West Ashley) TMS# 4180600028 & 115** – 10.5 ac. 41 lots. SR-1. Road construction plans under review.
- 7. Riverview Estates (River Road – Johns Island) TMS# 3120000065 & 066** – 24.2 ac. 49 lots. SR-1. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

# CITY OF CHARLESTON PLANNING COMMISSION

August 16, 2017

## Rezoning 1 :

### **2106 Mount Pleasant St (Peninsula)**

## **BACKGROUND**

The City of Charleston, acting as applicant for this item, is requesting rezoning of a property owned by the Charleston County Housing and Redevelopment Authority (CCHRA) from Diverse Residential (DR-4 - Elderly Housing) to Upper Peninsula (UP). The subject area, located on the northwest corner of King Street and Mount Pleasant Street, is surrounded by Upper Peninsula (UP) zoning, Diverse Residential (DR-4) zoning, General Business (GB) zoning, Light Industrial (LI) zoning and Commercial Transitional (CT) zoning. The subject properties are surrounded by a diverse set of existing uses including non-profit organizations, affordable residential units, single-family residences, offices, restaurants and construction contractors. The property currently contains the Joseph Floyd Manor, a public affordable housing development operated by the CCHRA.

The City of Charleston recognizes the need for affordable housing in the City, especially in the downtown area. The existing affordable housing on the subject site could one day be expanded or redeveloped and the proposed Upper Peninsula zoning allows and encourages affordable units at a high density. The Upper Peninsula zoning district incentivizes affordable housing, sustainable building construction, good urban design and diversity of appropriate uses.

The general area surrounding the subject property has the potential for well-designed, infill development that could contribute to the revitalization of this part of the peninsula and the City overall. The area has the potential to be developed with uses that provide many services to the City including neighborhood services, places of employment and affordable housing. Access to the Interstate 26, major peninsula streets, public transit stops and future potential BRT/rail station make this area ideal for higher residential densities and compatible uses.

## **CENTURY V CITY PLAN RECOMMENDATIONS**

The Century V Plan notes that this area is adjacent to the region's key mass transit route as well as the central vehicle artery of I-26. More diversity of uses and housing density is, therefore, appropriate and encouraged in such a location. The Century V Plan indicates the subject property is in an area designated as **Urban Core** and suitable for higher residential densities. The need for affordable housing in the City, especially in this area, makes the proposed Upper Peninsula (UP) zoning a good fit for this site.

## **STAFF RECOMMENDATION**

APPROVAL

## Rezoning 1

2106 Mount Pleasant St (Peninsula)

TMS# 4641400107

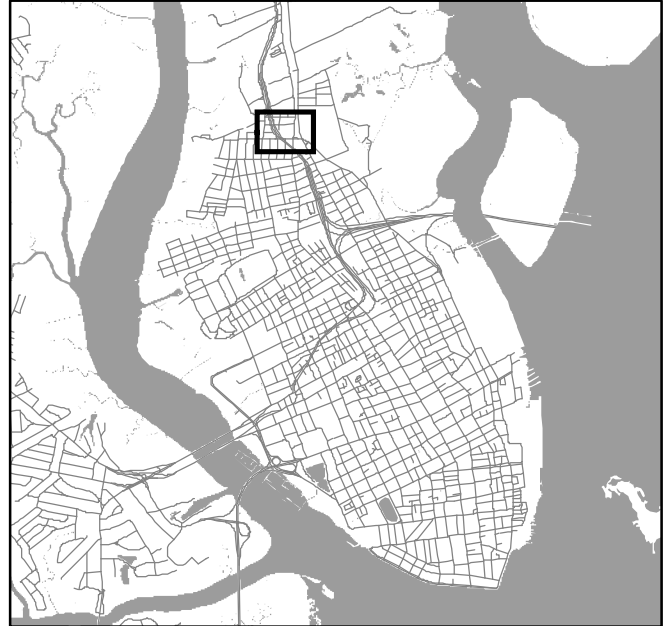
approx. 3.22 ac.

Request rezoning from Diverse Residential  
(DR-4 - Elderly Housing) to Upper Peninsula (UP).

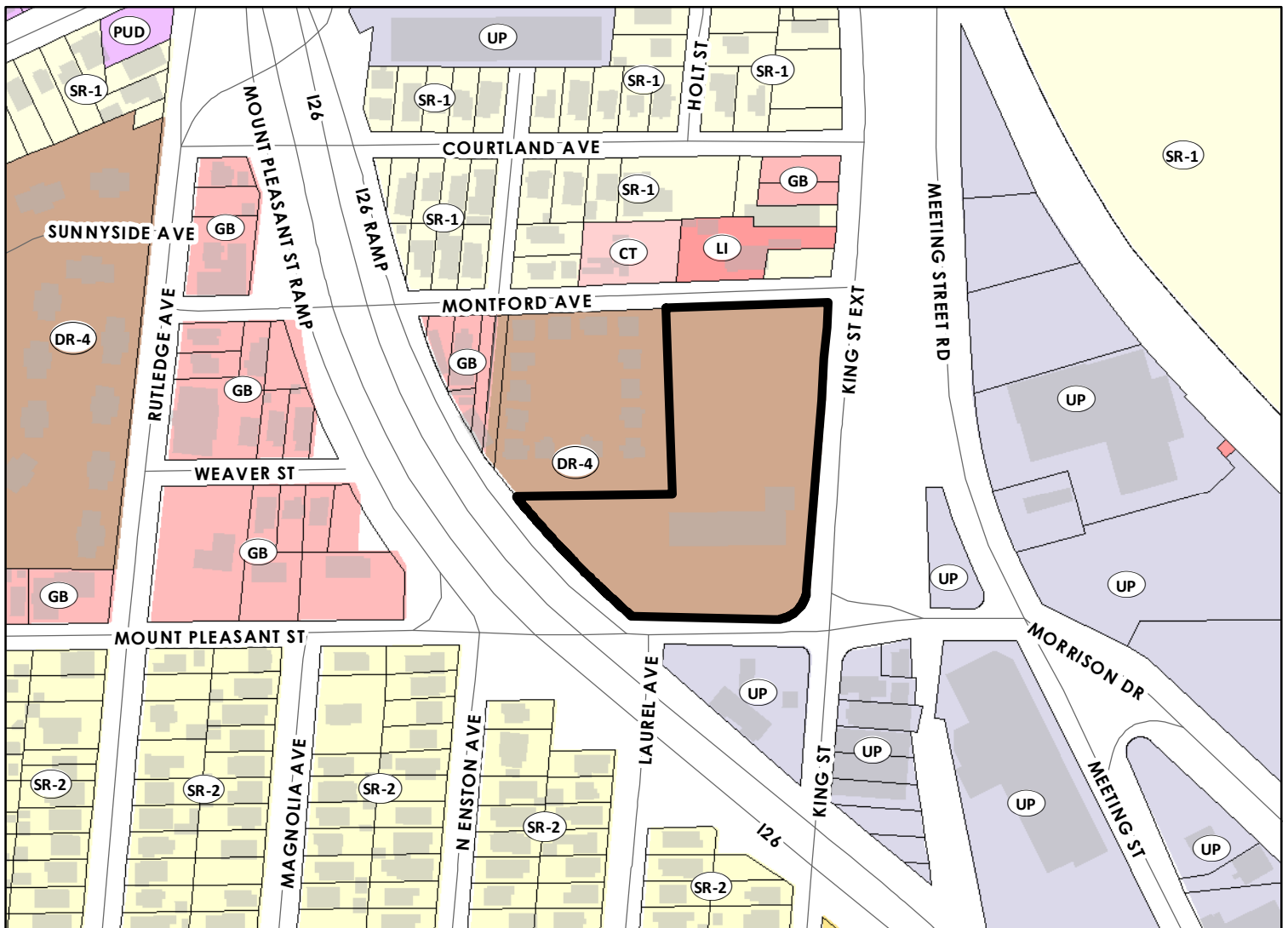
Owner: Charleston County Housing &  
Development Authority

Applicant: City of Charleston

Area



Location



# CITY OF CHARLESTON PLANNING COMMISSION

August 16, 2017

## Ordinance Amendment & Rezoning 1 :

### **George Griffith Blvd (Dill Tract PUD - Johns Island)**

#### **BACKGROUND**

The applicant is requesting a major amendment to the existing Dill Tract PUD Master Plan & Development Guidelines to change the permitted uses for a portion of the area covered under the master plan map and description in the PUD document. If approved, a proposed new "Dill Tract Not for Profit Office District" would be created and would replace approximately 21.53 acres of the existing "Low-density Residential District." The original PUD was approved in 1996. The current owner of the subject site is First Baptist Church which already has built a sports facility for the school on a portion. The church has plans underway to build further school facilities on the land it owns.

The following is the proposed text addition to the PUD document to be inserted at the end of the section titled, "Zoning Districts":

In the Dill Tract Not for Profit Office District, use as office space by non-profit institutions that are able to provide documentary evidence of their tax-exempt status under the regulations of the U.S. Internal Revenue Service. This permitted use will be in addition to the other uses permitted in the "Dill Tract Low-density Residential District", as previously defined in the "Development Guidelines for Dill Tract."

In addition to the requirements listed above, non-profit-office uses in the Dill Tract Not for Profit Office District shall comply with current City of Charleston Zoning Ordinance requirements for the "General Office" zoning district, except that residential uses in conflict with the "Dill Tract Not for Profit Office District" as referenced above are not permitted.

#### **CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is in an area designated as **Campus District**. Areas designated as Campus District primarily contain school or office uses that do not conform to traditional urban block patterns. This is the case with the subject property. Given the existing use of the property, and future plans, the proposed changes to the PUD are appropriate.

#### **STAFF RECOMMENDATION**

APPROVAL

## Ordinance Amendment & Rezoning 1

George Griffith Blvd (Dill Tract PUD - Johns Island)

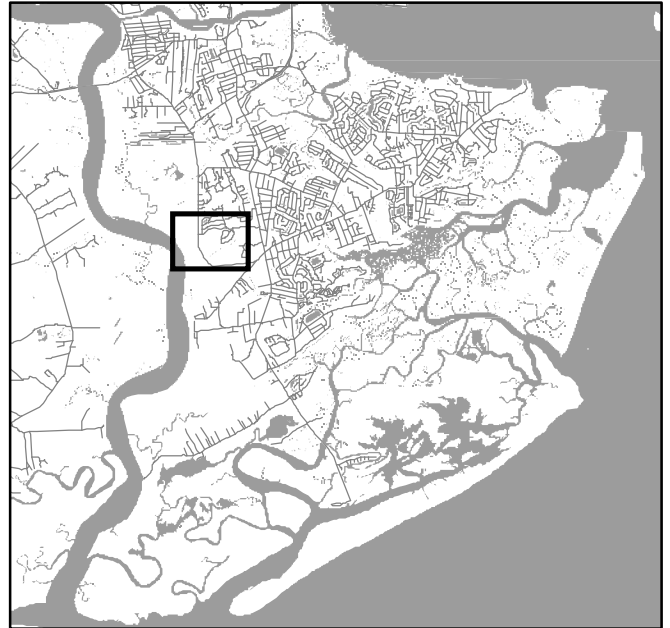
TMS# 3370000162 (a portion)

approx. 21.53 ac.

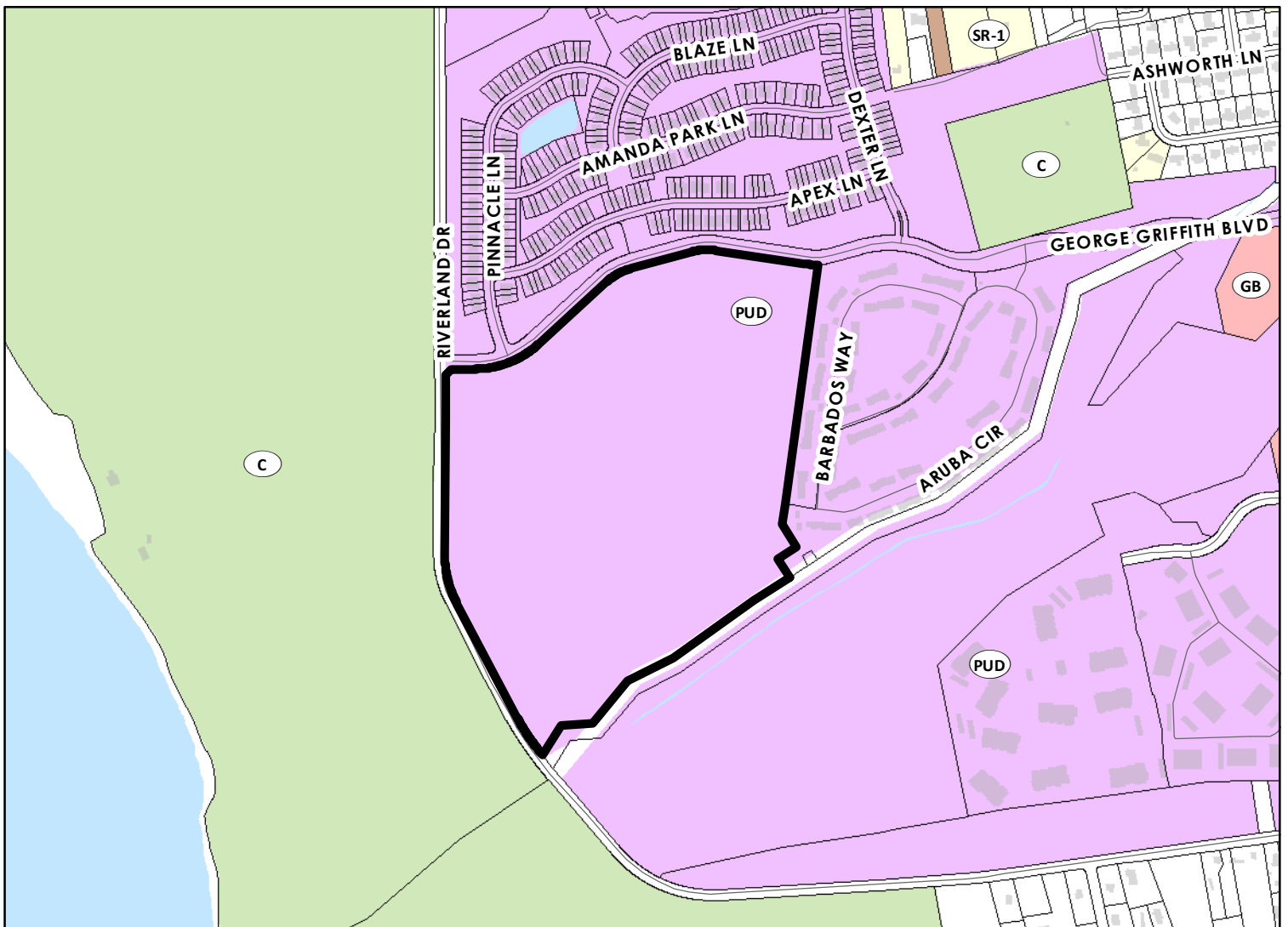
Request amendment to ordinance 1996-08  
(Dill Tract PUD Master Plan & Development Guidelines)  
by amending the permitted uses for the Dill Tract  
Low Density Residential District to allow  
not-for-profit office as a permitted use.

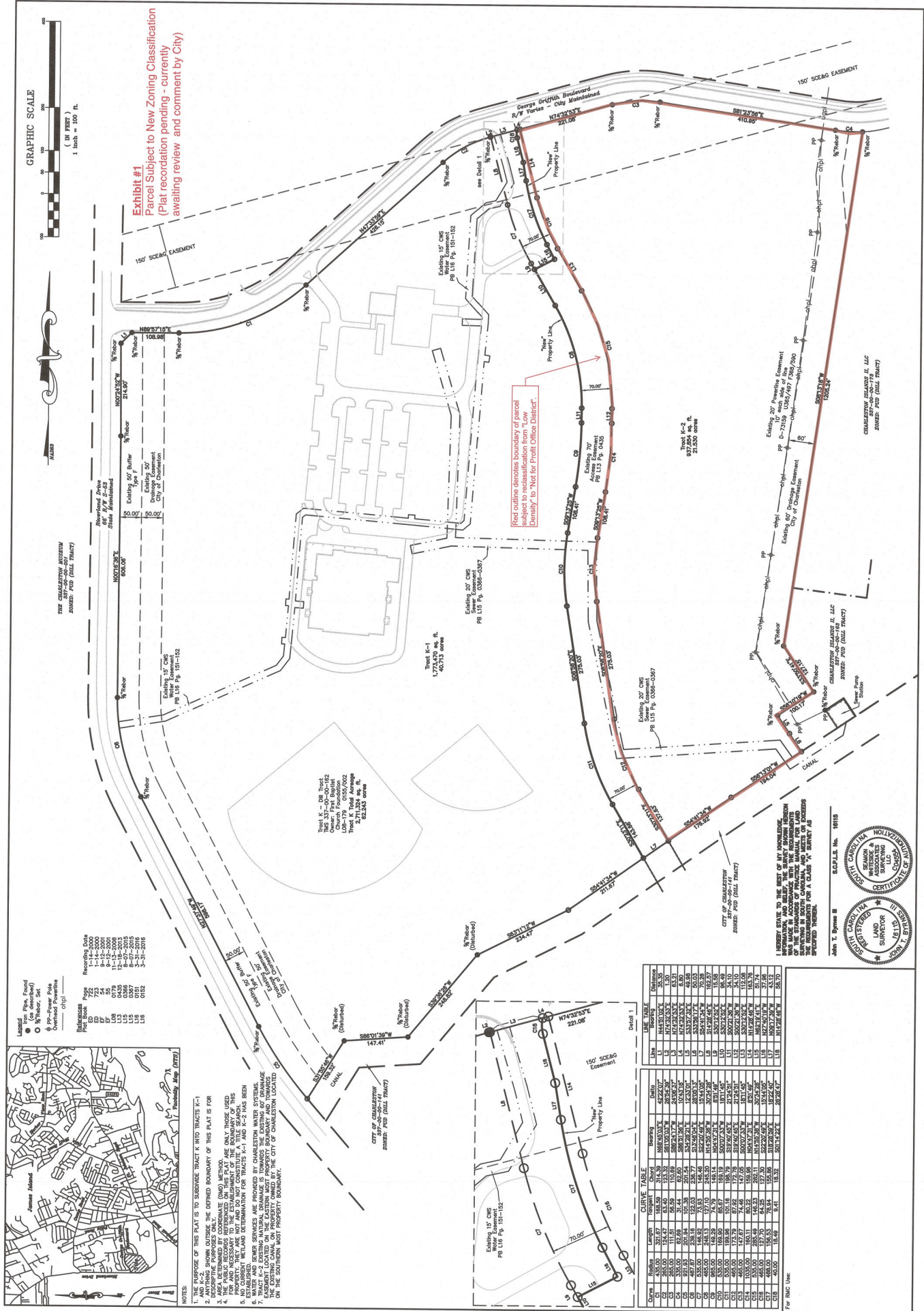
Owner: First Baptist Church Foundation  
Applicant: Seamon Whiteside & Assoc. Inc.

Area



Location





**CITY OF CHARLESTON  
PLANNING COMMISSION**

August 16, 2017

**Subdivision 1:**

**Greenway Preserve  
(Mutual Drive – West Ashley)**

**BACKGROUND**

The applicant is requesting subdivision concept plan approval for 5.22 acres on Mutual Drive in West Ashley. This project consists of the creation of a new right-of-way to serve 18 parcels for single-family detached homes. The proposed right-of-way is typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the SR-6 zone district. There is no critical area within or adjacent to this site. There are non-jurisdictional wetlands, which will be filled, and jurisdictional wetlands, which will not be impacted. There are also grand trees on the site, none of which are proposed to be impacted. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-6), which allows single-family residential uses and allows 8.7 dwelling units per net acre. The surrounding existing uses include primarily single-family residential and commercial uses.

**STAFF RECOMMENDATION**

APPROVAL WITH CONDITIONS

## Subdivision 1

Greenway Preserve (Mutual Dr – West Ashley)

TMS# 3100600106

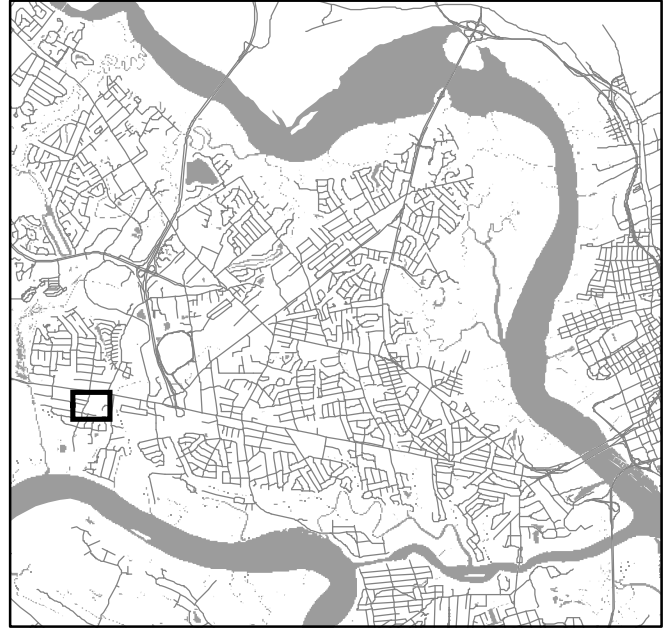
5.22 ac.

18 lots. Request subdivision concept plan approval.  
Zoned Single-Family Residential (SR-6).

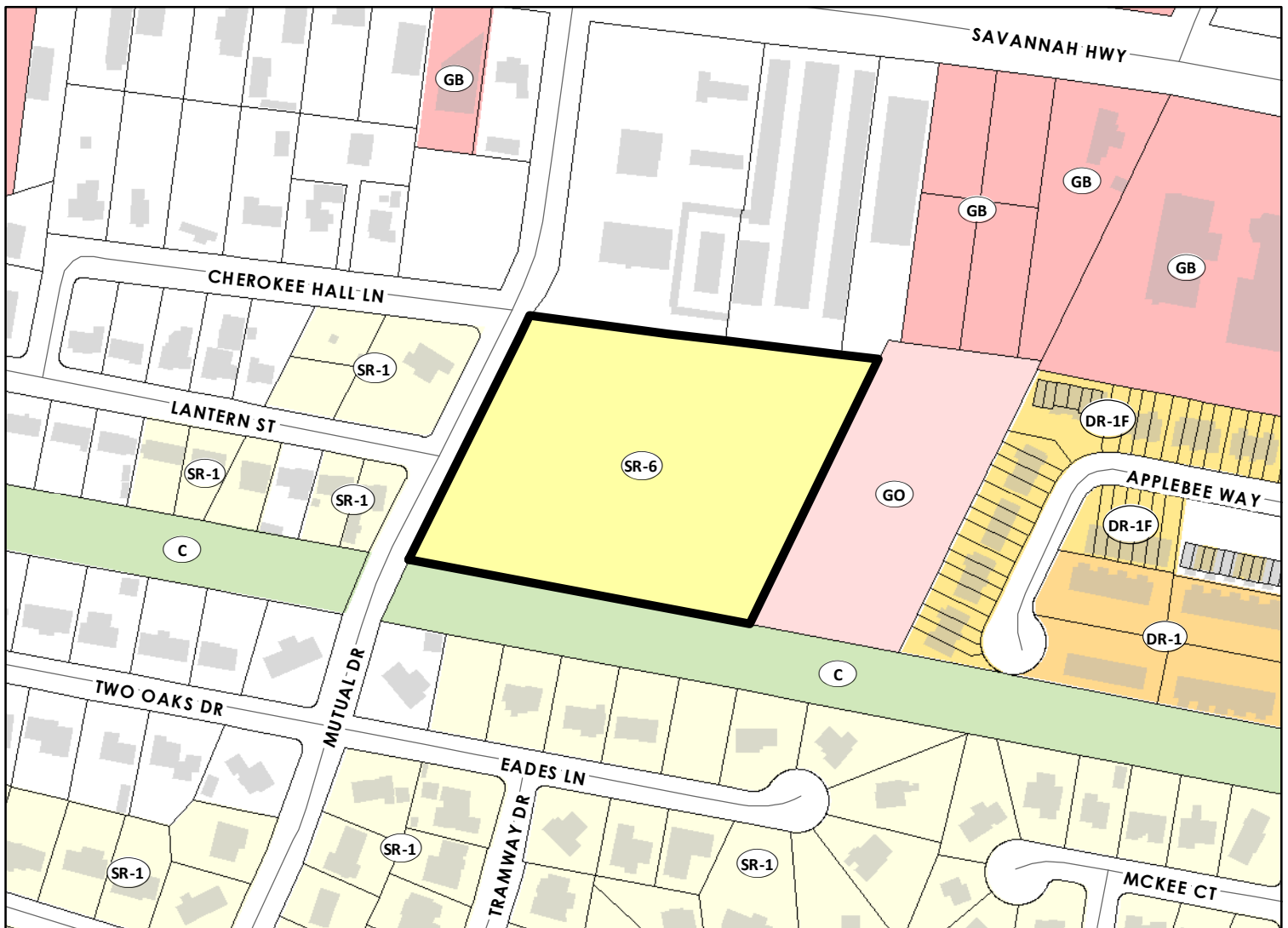
Owner: Catalyst Builders Inc

Applicant: HLA Inc

Area



Location





**CITY OF CHARLESTON  
PLANNING COMMISSION**

August 16, 2017

**Subdivision 4:**

**Parcel J-2  
(Robert Daniel Drive – Daniel Island)**

**BACKGROUND**

The applicant is requesting subdivision concept plan approval for 16.32 acres on Robert Daniel Drive on Daniel Island. This project consists of the extension of the Robert Daniel Drive right-of-way to serve 4 parcels for future development. The proposed right-of-way is typical for Local Residential Streets on Daniel Island and the new parcels conform to the subdivision requirements for new parcels in the DI-GO zone district. There is critical area adjacent to this site, which is not proposed to be impacted. There are no wetlands on the site. There are grand trees on the site, which are not proposed to be impacted by this subdivision. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Daniel Island General Office (DI-GO), which allows residential and office uses. The surrounding existing uses include primarily multi-family residential uses.

**STAFF RECOMMENDATION**

APPROVAL

## Subdivision 4

Parcel J-2 (Robert Daniel Drive – Daniel Island)

TMS# 2750000112

16.32 ac.

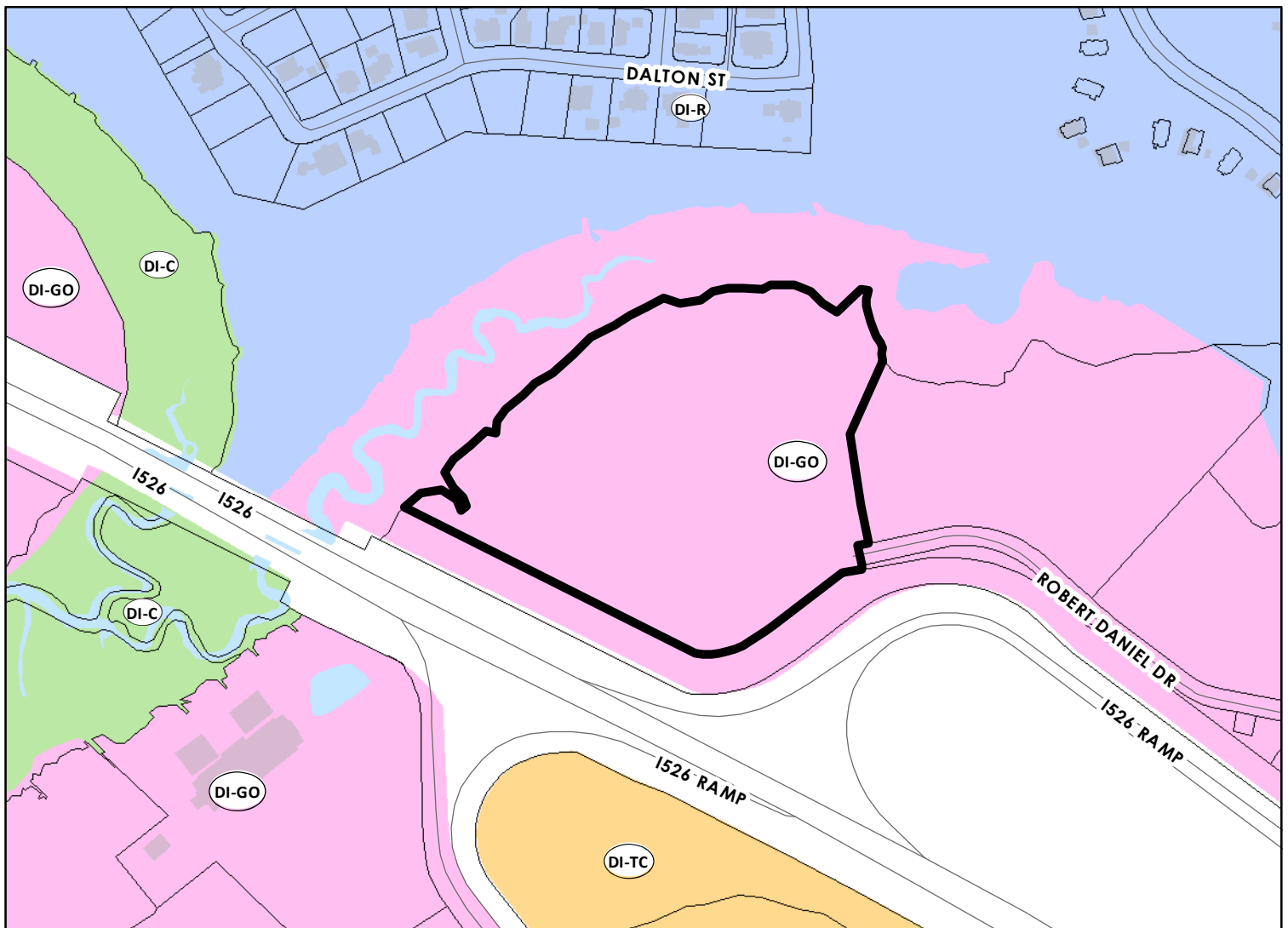
4 lots. Request subdivision concept plan approval.  
Zoned Daniel Island General Office (DI-GO).

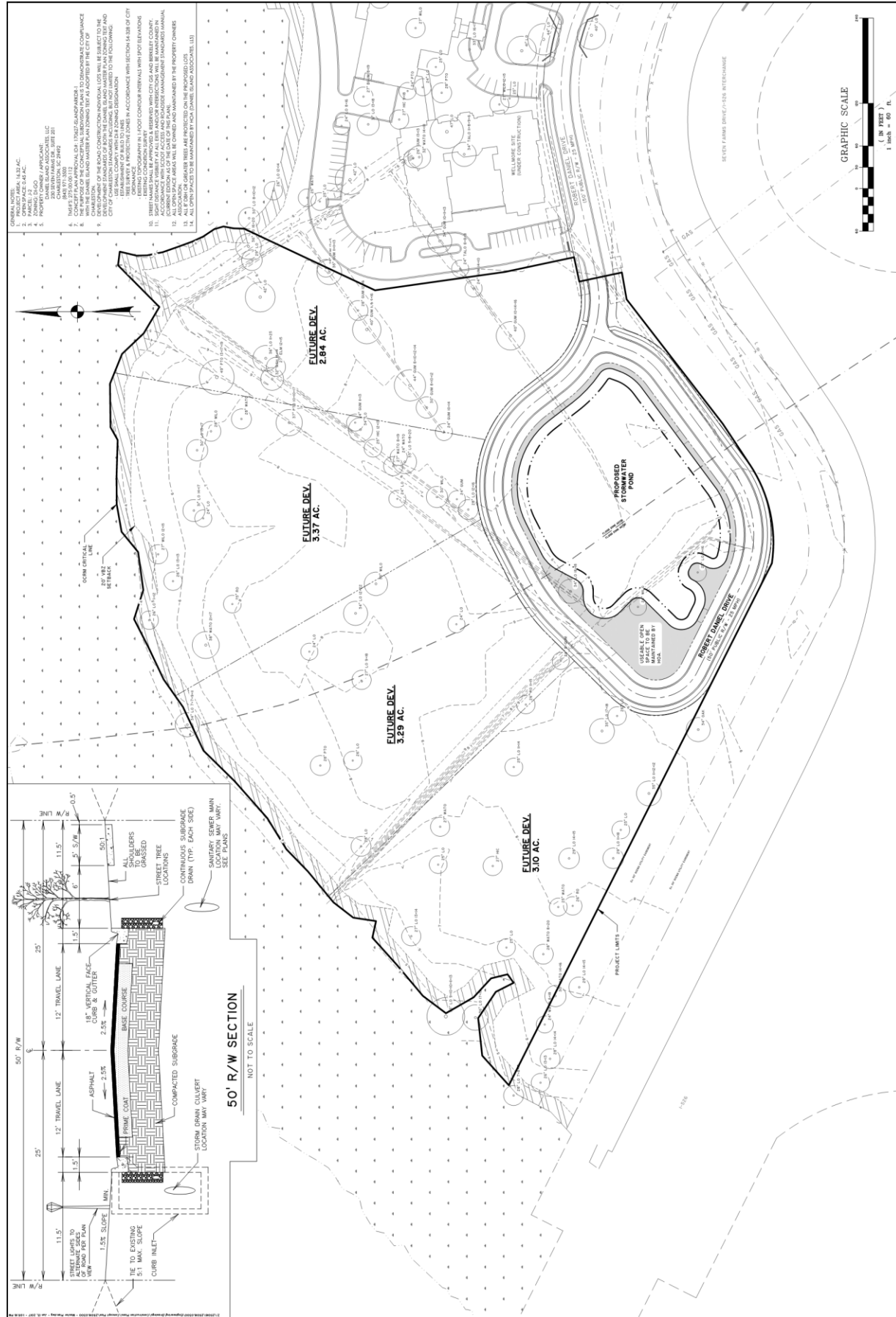
Owner: Daniel Island Associates, LLC  
Applicant: Thomas & Hutton Engineering Co.

Area



Location





**CITY OF CHARLESTON  
PLANNING COMMISSION**

August 16, 2017

**Subdivision 5:**

**Parcel L  
(Parkline Avenue – Daniel Island)**

**BACKGROUND**

The applicant is requesting subdivision concept plan approval for 16.18 acres on Parkline Avenue on Daniel Island. This project consists of the extension of the Parkline Avenue right-of-way to serve 5 parcels for future development. The proposed right-of-way is typical for Local Residential Streets on Daniel Island and the new parcels conform to the subdivision requirements for new parcels in the DI-BP zone district. There is critical area adjacent to this site, which is not proposed to be impacted. There are no wetlands on the site. There are grand trees on the site, which are not proposed to be impacted by this subdivision. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Daniel Island Business Park (DI-BP), which allows residential and commercial uses. The surrounding existing uses include primarily residential and commercial uses.

**STAFF RECOMMENDATION**

**APPROVAL**

## Subdivision 5

Parcel L (Parkline Avenue – Daniel Island)

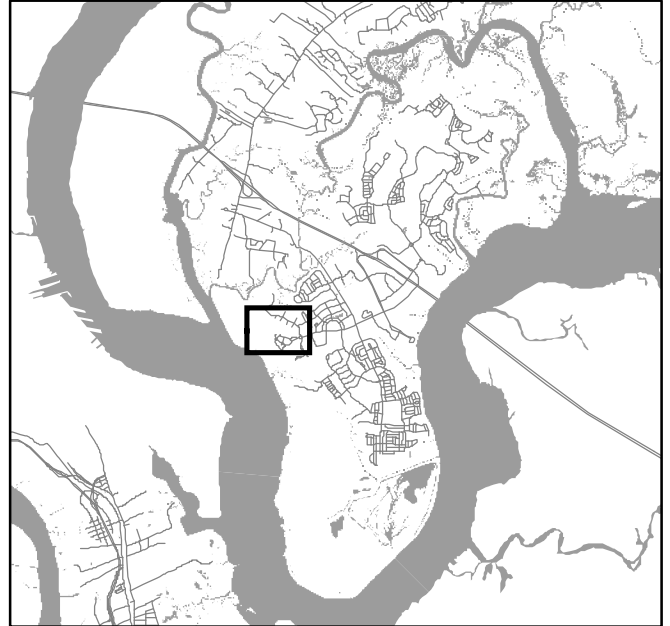
TMS# 2750000181

16.18 ac.

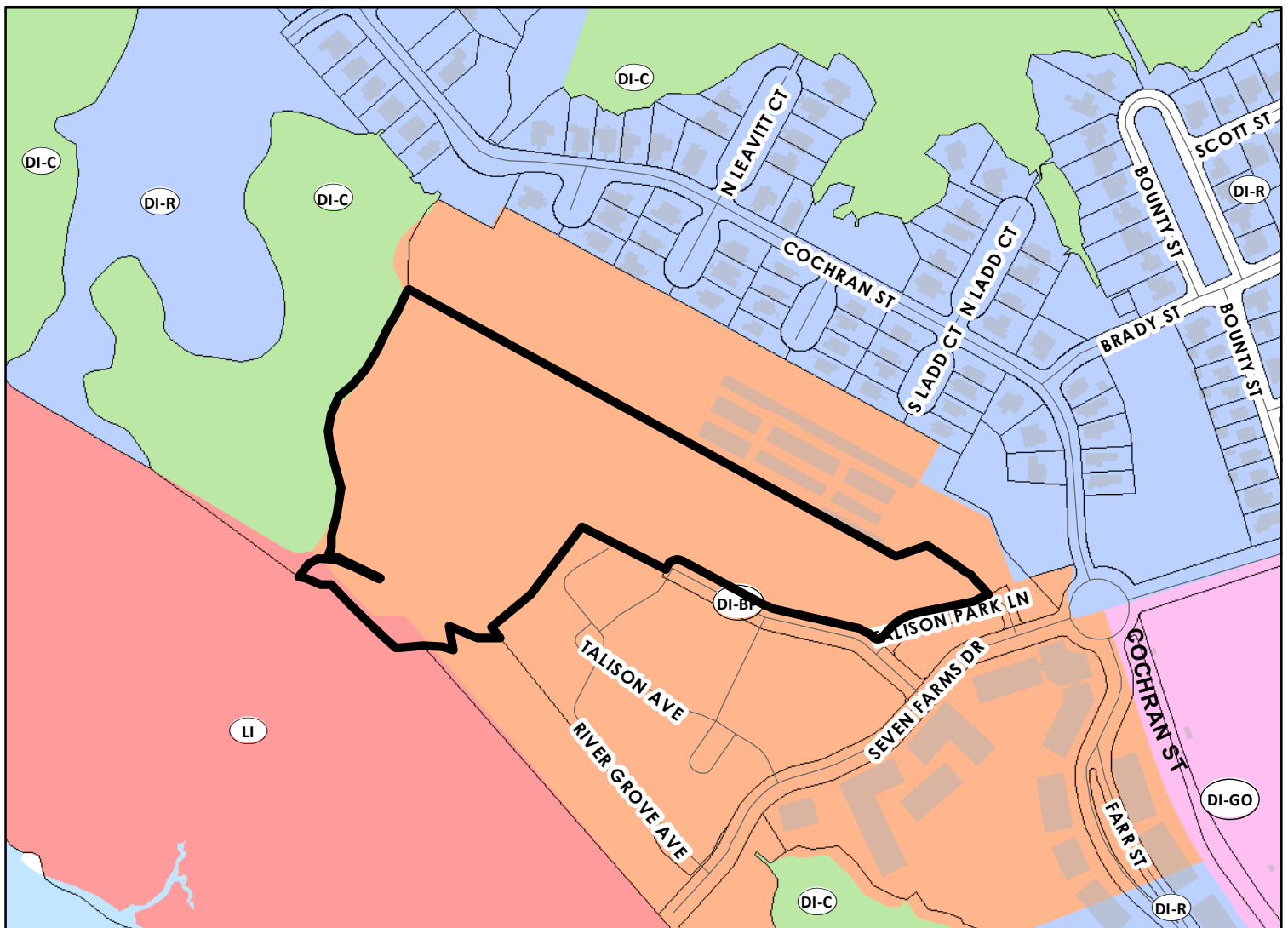
5 lots. Request subdivision concept plan approval.  
Zoned Daniel Island Business Park (DI-BP).

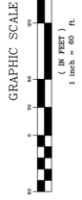
Owner: The Daniel Island Company, Inc.  
Applicant: Thomas & Hutton Engineering Co.

Area



Location





**CITY OF CHARLESTON  
PLANNING COMMISSION**

August 16, 2017

**Zonings 1 through 4 :**

**Recently Annexed Properties in West Ashley**

**BACKGROUND**

The following zoning items are located in the West Ashley area of the City and were recently annexed or the annexation is pending. The property is zoned Single-Family Residential (R-4) in Charleston County. The property is surrounded by SR-1 zoning in the City and R-4 zoning in Charleston County. The property is surrounded by single-family homes.

<b><u>Zoning Item</u></b>	<b><u>Property Address</u></b>	<b><u>Acres</u></b>	<b><u>Land Use</u></b>	<b><u>Previous Zoning</u></b>	<b><u>Recommended Zoning</u></b>
1.	1848 Sandcroft Dr	0.28	Single-Fam Residential	R-4	SR-1
2.	2210 Weepoolow Trl	0.33	Single-Fam Residential	R-4	SR-1
3.	2000 Indian Mound Trl	0.34	Single-Fam Residential	R-4	SR-1
4.	1622 Boone Hall Dr	0.34	Single-Fam Residential	R-4	SR-1

**CENTURY V CITY PLAN RECOMMENDATIONS**

The Century V Plan recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** or **Suburban Edge** which are predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

**STAFF RECOMMENDATION**

APPROVAL ON ITEMS 1 THROUGH 4

## Zoning 1

1848 Sandcroft Dr (West Ashley)  
TMS# 3531400216

0.28 ac.

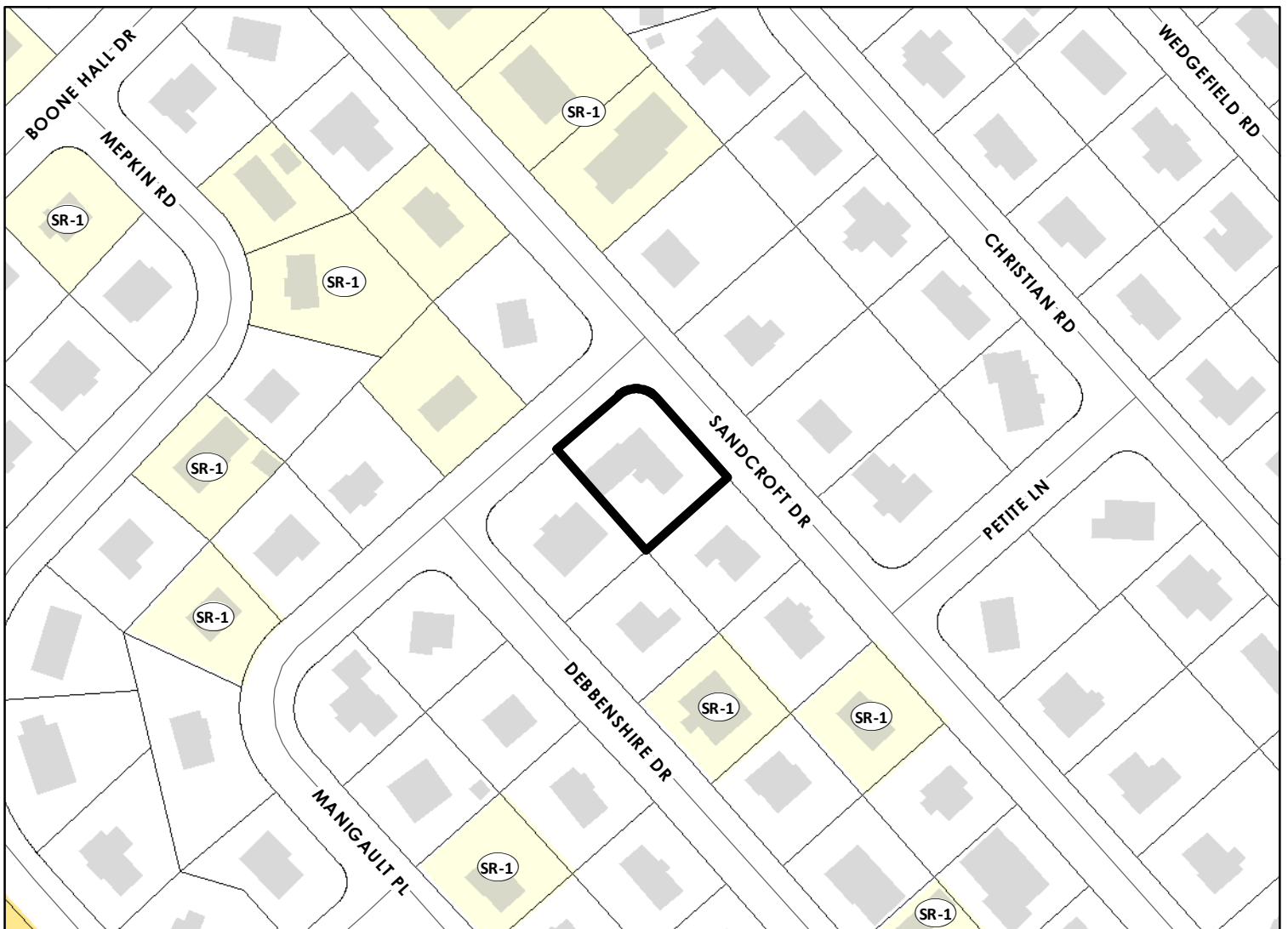
Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.

Owner: SC Renovation Group

Area



Location



**Zoning 2**

**2210 Weepoolow Trl (West Ashley)**

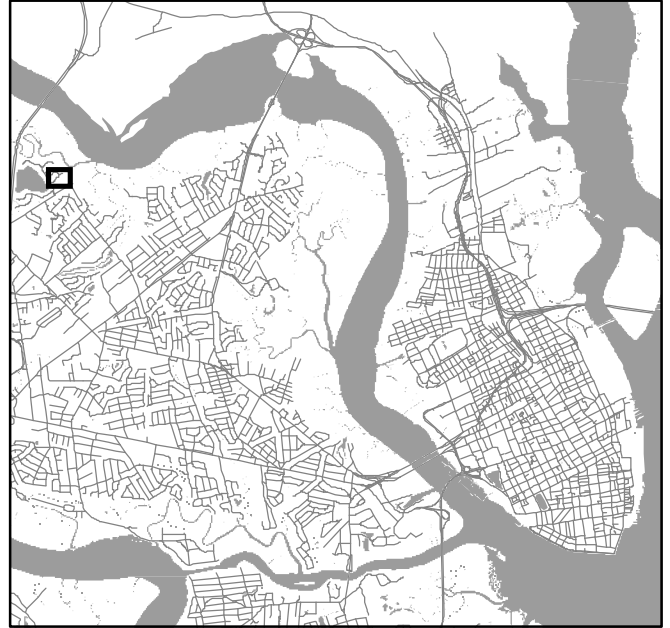
**TMS# 3531200005**

**0.33 ac.**

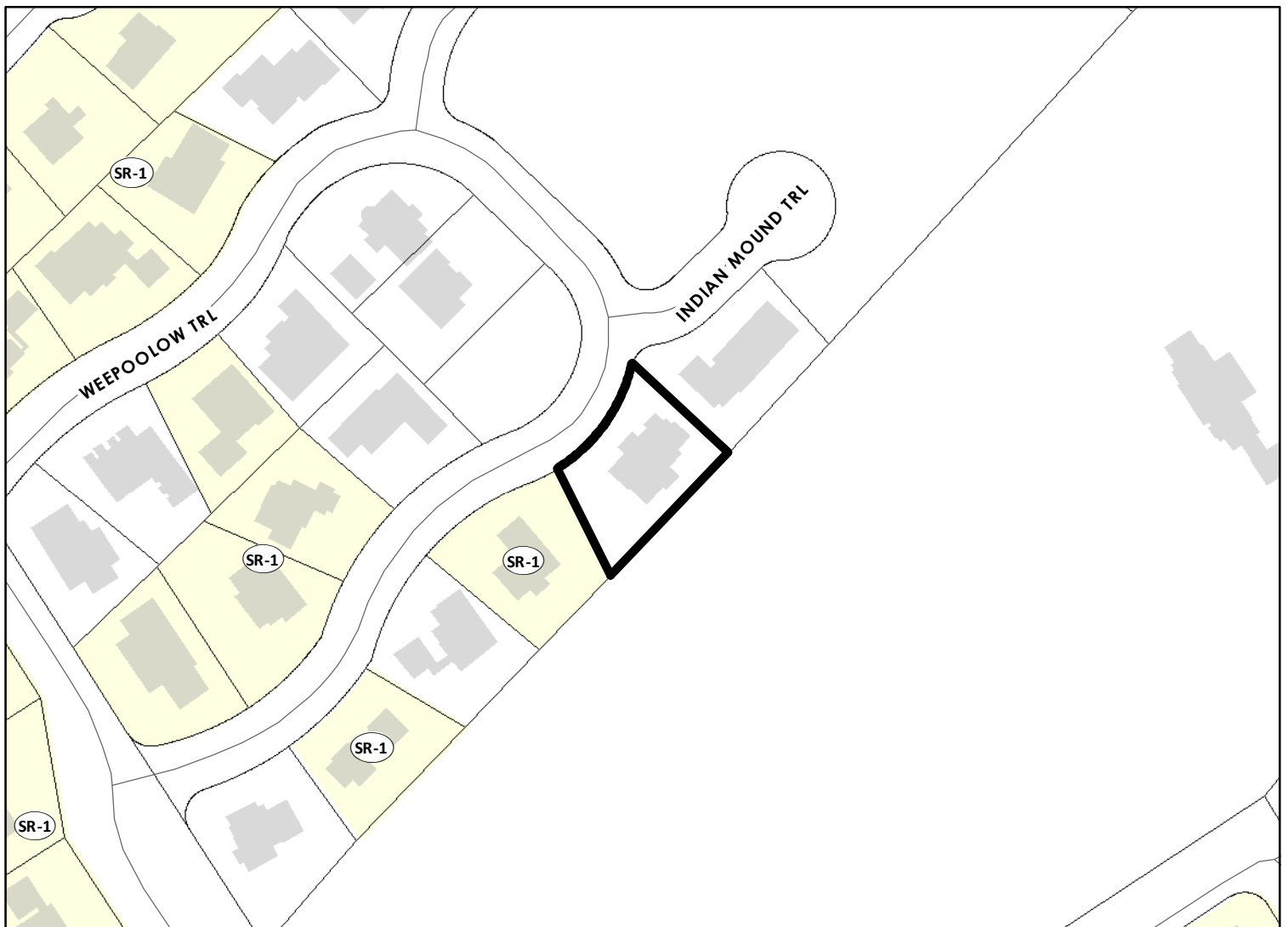
**Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.**

**Owner: Stephen J. Wenger**

**Area**



**Location**



**Zoning 3**

**2000 Indian Mound Trl (West Ashley)**

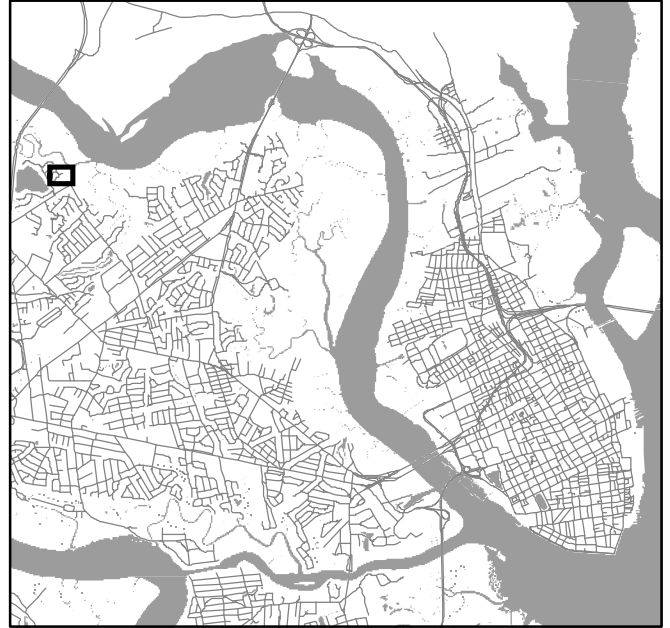
**TMS# 3531200006**

**0.34 ac.**

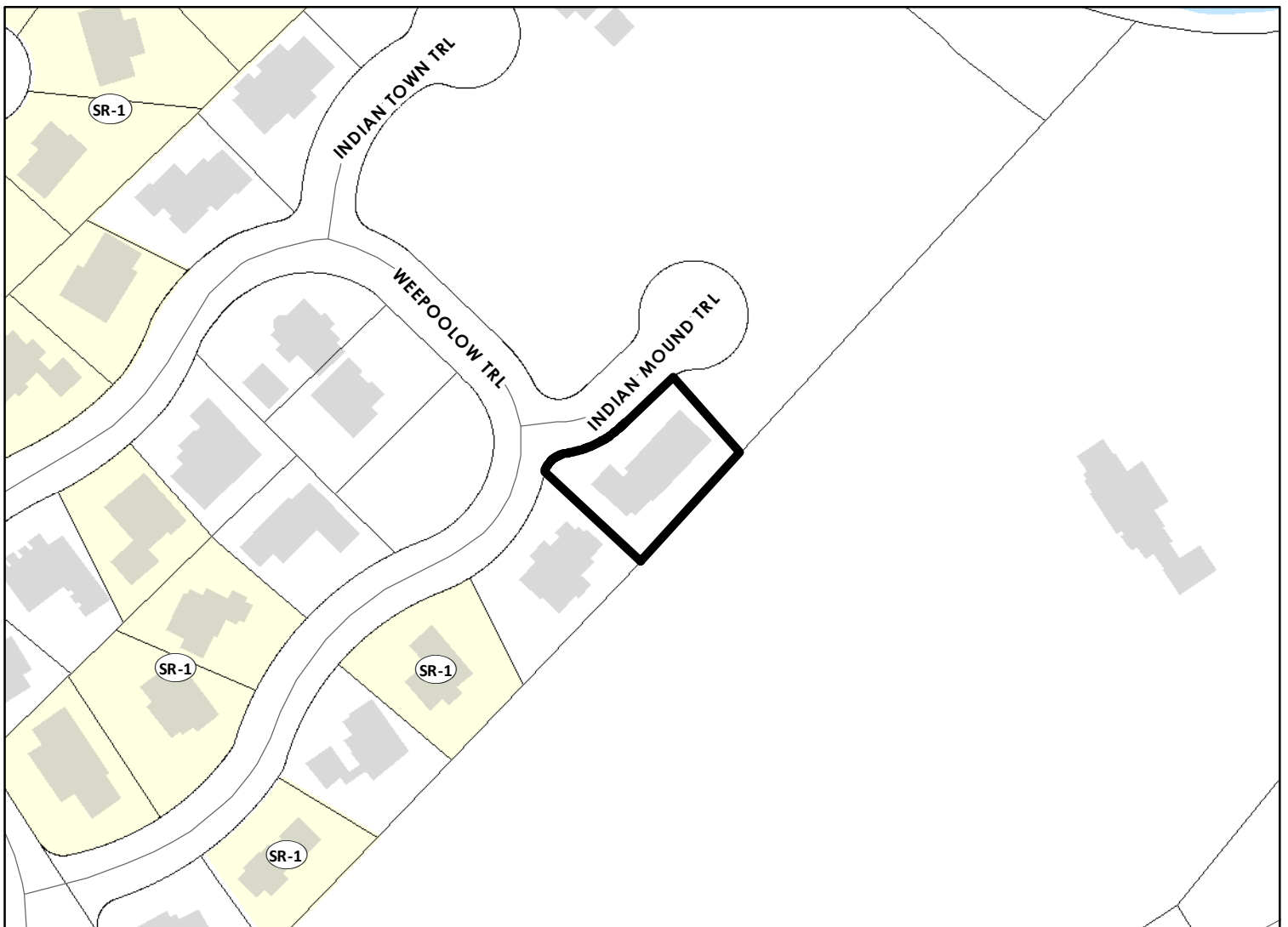
**Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.**

**Owner: Judy G. Markowitz Living Trust**

Area



Location



**Zoning 4**

**1622 Boone Hall Dr (West Ashley)**

**TMS# 3531400136**

**0.34 ac.**

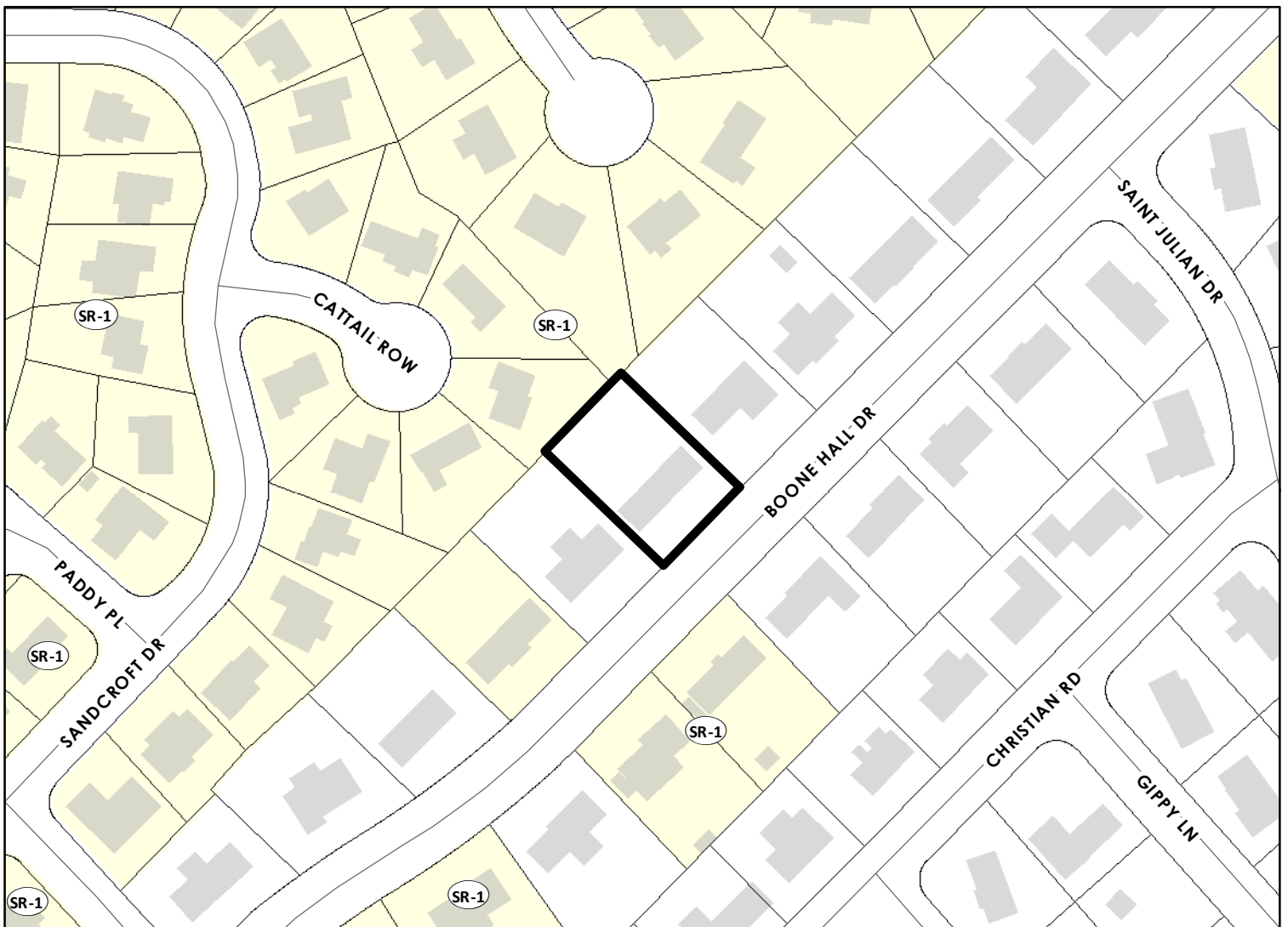
**Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.**

**Owner: Amy Brunson**

Area



Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

August 16, 2017

**Ordinance Amendment 1 :**

**Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-961 to clarify the definition of a site specific development plan.**

**BACKGROUND**

This ordinance amendment will be presented in full detail during the meeting.

**STAFF RECOMMENDATION**

**APPROVAL**

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TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-961 TO CLARIFY THE DEFINITION OF A SITE SPECIFIC DEVELOPMENT PLAN

Section 1. Subsection 7. of Section 54-961 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~striketrough~~):

“**Site specific development plan** means a development plan submitted to a local governing body by a landowner describing with reasonable certainty the types and density or intensity of uses for a specific property or properties. Site specific development plans include a planned unit development; a preliminary or final subdivision plat; **a conceptual plan submitted to the Board of Architectural Review or Design Review Board; a development plan submitted to the Technical Review Committee for first review;** a preliminary or general development plan ~~to include submissions to the Board of Architectural Review, the Design Review Board, the Technical Review Committee, or~~ **submitted** to staff authorized to grant approval pursuant to the provisions of this Chapter that qualify for either preliminary or final approval; a variance; a conditional use or special exception permit plan.”

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ in the Year of Our Lord 2017, in  
the \_\_\_\_ Year of Independence of the United States of  
America.

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner-Maybank  
Clerk of Council